

**GOVERNMENT OF ANDHRA PRADESH  
A B S T R A C T**

Municipal Administration & Urban Development Department – Nellore Municipal Corporation, Nellore – Change of land use from Agricultural use to Residential in Sy.No.482/1, 483/2, 499/A3, 499/B3 at Kanuparthipadu Village to an extent of Ac.9.65 cents applied by Sri M.R. Gangadhar, Managing Director, M/s M.G. Brothers Auto Mobiles Pvt. Ltd., Nellore – Draft Variation – Confirmation Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No.70**

**Dated:07.04.2015**

**Read the following:-**

1. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.1986/2014/G, Dated:13.03.2014.
2. Government Memo.No.5856/H1/2014, MA&UD (H1) Department, Dated:21.08.2014.
3. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.1986/2014/G, Dated:22.09.2014.
4. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated: 30.06.2012.
5. Government Memo.No.5856/H1/2014, MA&UD (H1) dated:10.10.2014.
6. Andhra Pradesh Gazette No.380, Part-I, Dated:18.10.2014.
7. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.1986/2014/G, Dated:05.03.2015.

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**ORDER:**

The draft variation to the land envisaged in Nellore General Town Planning Scheme, issued in reference 5<sup>th</sup> read above, was published in Extraordinary Andhra Pradesh Gazette No.380, Part-I, Dt:18.10.2014. The Director of Town & Country Planning, Hyderabad in the reference 7<sup>th</sup> read above has informed that, the applicants have paid an amount of Rs.7,82,000/- and Rs.10,000/- towards development / conversion charges and also informed that, the Commissioner, Nellore Municipal Corporation, Nellore has published the draft variation notification in both English and Telugu daily news papers. On publication of notification, no suggestions/objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**GIRIDHAR ARAMANE  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director Town and Country Planning, Andhra Pradesh, Hyderabad.

The Commissioner, Nellore Municipal Corporation, SPSR Nellore District.

Copy to:

The individual through the Municipal Commissioner, Nellore Municipal Corporation, SPSR Nellore District.

The District Collector, SPSR Nellore District.

SF/SC.

// FORWARDED :: BY :: ORDER //

**SECTION OFFICER  
(P.T.O.)**

APPENDIX  
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Nellore which was sanctioned in G.O.Ms.No.11, MA dated:07.01.2011, is proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site falling in Sy.No.482/1, 483/2, 499/A3 and 499/B3 of Kanaparthipadu (V), Nellore MC, SPSR Nellore District to an extent of Ac. 9.65 cents, the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural Use in the General Town Planning Scheme (Master Plan) of Nellore Town, sanctioned in G.O.Ms.No.11, MA, dated:07.01.2011 is now designated as Residential use by variation of change of land use, as the proposed site is abutting existing 60'-0" road and proposed 200'-0" wide outer ring road and based on Council Resolution No. 199, Dated:04.02.2014 as marked A to D, E to H in the revised part proposed land use Map in GTP No.05/2014/G, available in Municipal Office, Nellore Town subject to the following conditions; namely:-

1. The applicant shall take prior technical approval from the competent authority for future development.
2. The Commissioner, Nellore Municipal Corporation shall insist the applicant to provide necessary open space on either side of the filed channel as per G.O.Ms.No.168, MA&UD, Dated:07.04.2012 while taking of development of land / construction of building in the site under reference.
3. The applicant shall handover the road widening portion to an extent of Ac.0.30 cents to the local body free of cost through registered gift deed.
4. The Commissioner, Nellore Municipal Corporation shall insist the applicant to obtain NOC from the District Collector, Nellore at the time of development of site.
5. The applicant shall strictly follow conditions laid down by the Irrigation authorities while issuing the NOC to the instant proposal.
6. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.

10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

**Bit-I in Sy.No.499/A3, B3 (Ac.3.19 Cents)**

North : Land in Sy.No.498  
East : Channel in Sy.No.494  
South : Land in Sy.No.500  
West : Nellore to Golagamudi Temple  
Road existing 60'-0" wide road.

**Bit-II in Sy.No.482/1, 483/2 (Ac.6.46 Cents)**

North : Land in Sy.No.483/1  
East : Land belongs to Palati  
Sowbhagyamma (Sy.No.482/2)  
South : Land in Sy.No.482/2  
West : Channel in Sy.No.494

**GIRIDHAR ARAMANE  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**